

**UTILITIES DIVISION LAND DEVELOPMENT DIVISION**  
**SYSTEM ACCEPTANCE FISCAL INFORMATION SHEET**  
(Auditing submittal with supporting documentation after Board acceptance of systems)

**PROJECT INFORMATION**

Project Name:	Banana Road Project/Millstone		
County Project DMS #	LDRES-2021-93	PCUMD Project #	2021.014..30.0
Developer Name:	Banana Road Project LLC		
Developer Address:	4912 Turnbury Wood Drive Tampa FL 33647		
Contact Person & Phone No.	Joe Tabshe, Manager 813-817-6020		
<b>SYSTEM(S) ACCEPTED BY UTILITIES DIVISION</b>			
Wastewater:	X	Reclaimed Water:	X
		Potable Water:	X
Commencement Date of County Operation of System(s):	12/11/23		
Date of Acceptance by Board of County Commissioners:	10/07/25		

**SYSTEM VALUE AND REIMBURSEMENT INFORMATION**

System Value			
	On Site	Off Site	
Wastewater*	\$1,623,461.48	\$0.00	\$1,623,461.48
Reclaimed Water*	\$278,834.25	\$0.00	\$278,834.25
Potable Water*	\$430,057.36	\$0.00	\$430,057.36
Land**	\$0.00	\$0.00	
<b>Total system value</b>			<b>\$2,332,353.09</b>
<b>Cash Payment by Developer to County</b>			
<b>Reimbursements</b>			
From wastewater connection fees			\$0.00
From reclaimed water connection fees			\$0.00
From potable water connection fees			\$0.00
Total connection fee reimbursement			\$0.00
Cash for wastewater improvements***			\$0.00
Cash for reclaimed water improvements***			\$0.00
Cash for potable water improvements***			\$0.00
Cash for land***			\$0.00
Total cash reimbursement***			\$0.00
<b>Summary of System Value and Reimbursements</b>			<b>\$0.00</b>
Total system value			\$2,332,353.09
Total connection fee reimbursement			\$0.00
Total cash reimbursement			
<b>System contribution value****</b>			<b>\$2,332,353.09</b>

\*In accordance with construction schedule of values

\*\*In accordance with Property Appraiser records if land not purchased

\*\*\*Paid upon system acceptance by Board and invoice approval by Auditor to Board

\*\*\*\*Total system value less total connection fee and cash reimbursements

**SUPPORTING DOCUMENTATION**

Documents	Applicable	Attached
Developer's Letter of Dedication	X	X
Engineer's Certificate of Certification	X	X
Contractor's Letter of Certification	X	X
Construction schedule of values (water, wastewater and/or reclaimed water)	X	X
Copy of New Development Information Sheet	X	X
Final Inspector's Letter	X	X
Agenda item accepting system(s)	X	X
Original Developer's Affidavit of Costs*	NA	NA
Original Contractor's Affidavit of Charges*	NA	NA
Copy of agreement with developer, if applicable*	NA	NA
*Applicable only if agreement exists	NA	NA

Prepared by: Rita Karacson

Date: 09/12/25

## **CHAPTER 2 DEVELOPMENT COORDINATION Section 250-D**

### **Developer's Letter of Dedication & Statement of Warranty**

Project: **Banana RD Project LLC**

PCU Project No.: **LDRES-2021-93**

I, as the DEVELOPER of the above subject project, hereby dedicate all to PCU applicable water, wastewater, and/or reclaimed water systems constructed as part of, and in conjunction with the subject project for ownership, operation, and maintenance responsibility. Further, I certify that all bills relative to this project have been paid, and there are no liens or other encumbrances against the project.

All construction, materials, and workmanship are warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.

Developer's Signature \_\_\_\_\_ Date: 5-6-25

Developer's Typed Name: **Joe Tabshe, Manager**

Developer's Firm Name: **Banana RD Project LLC**

Telephone Number: **813-817-6020** Fax Number: **N/A**

Developer's Mailing Address: **4912 Turnbury Wood Drive, Tampa, Fl. 33647**

Developer's Physical Address: **Same As Above**

**CHAPTER 2**

**DEVELOPMENT COORDINATION  
Contractor's Letter of Certification**

**Section 250-F**

Project: Banana Rd Subdivision

PCU Project No.: LDRES-2021-93

I, as the CONTRACTOR for the above subject project, hereby certify to PCU that the Water ☒, wastewater ☒, and/or reclaimed water ☒ system (check all that apply) constructed as part of, and in conjunction with the above subject project are completed and in conformance with the Construction Plans approved by PCU, and State of Florida construction permit conditions. These utility systems are complete, functional, ready to be placed into operation to provide service to the public, and ready for County acceptance for PCU to take ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all utility system information; to include: each and every water, wastewater, and reclaimed water service, tap, clean-out, valve, fire hydrant, fitting, casing, and pipe referenced either from at least two fixed and easily found reference points (e.g., property corners, manhole lids, valve lids, etc.) or by the use of stations and offsets from the center of wastewater manholes or inline valves, as applicable. Depths, material specifications, and sizes of pipes, valves, and fittings are indicated on the Record Drawings. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat. Horizontal dimensions and distances shown are within 0.1 foot accuracy. Vertical dimensions, elevations, and distances are within 0.1 foot accuracy.

All construction materials and workmanship is warranted for one (1) calendar year from the date of acceptance by the Board of County Commissioners.



Contractor's Signature

Date: 01/09/2025

Contractor's Typed Name: Thomas Howard Barnes

Florida License Number: CGC1512412

Contractor's Firm Name: QGS Development, Inc.

Contractor's Mailing Address:

1450 South Park Road

Plant City, FL 33566

Contractor's Physical Address:

Same

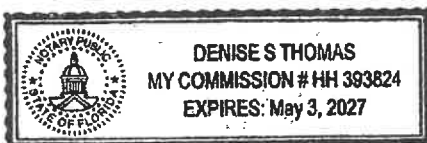
Telephone Number: (813) 634-3326

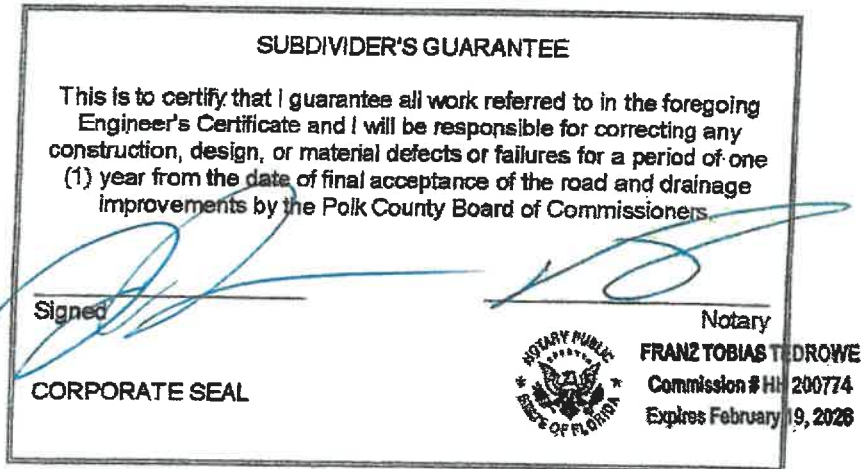
Fax Number: (813) 634-1733

Notary

Personally Known to me

Denise S. Thomas 1/9/2025



**D. Special Conditions**

If the County Engineer determines that special conditions encountered during design or construction make normal inspection and testing insufficient to assure structural integrity, the time period for which a guarantee security must remain in force may be extended to a maximum of five years from date of acceptance of plat improvements if:

1. Marginal soils are used in construction.
2. Application of geotextile material precludes the removal of unsuitable material.
3. Construction practices result from experimental design concepts.

**Section 809 Final Plat Approval and Recording****A. Approval**

Upon recommendation of the final plat by County staff, the BoCC may approve or disapprove the final plat and any legal instruments.

**B. Cost**

The actual cost of recording and preparing all required prints and reproductions shall be paid by the applicant.

**Section 810 Re-plats and Modifications****A. Vacating and Re-platting**

Whenever land comprising all or part of an existing plat of record is proposed as all or part of a new plat, it shall be in accordance with the procedures as set forth in F.S. ch. 177.

**B. Revision of Final Plat After Board Approval**

No changes, erasures, modifications or revisions shall be made on any final plat after approval has been given, unless the plat is resubmitted to the BoCC for its approval. This shall not affect the right

**CHAPTER 2**

**DEVELOPMENT COORDINATION**

**Section 250-E**


**Engineer of Record's Letter of Certification**

Project: Banana Road Project LLC

PCU Project No.: LDRES-2021-93

I, as ENGINEER OF RECORD for the above subject project, hereby certify to PCU that all applicable water, wastewater, and/or reclaimed water systems constructed as part of, and in conjunction with the subject project are completed in conformance with the Construction Plans as approved by PCU and all State of Florida construction permit conditions. These utility systems are complete, functional, ready to be placed into operation to provide service to the public, and ready for PCU acceptance, ownership, operation, and maintenance responsibility.

The Record Drawings accurately reflect all utility system information, to include: each and every water, wastewater, and reclaimed water service, tap, clean-out, valve, fire hydrant, fitting, casing, and pipe referenced either from at least two fixed and easily found reference points (e.g., property corners, manhole lids, valve covers, etc.) or by the use of stations and offsets from the center of wastewater manholes or inline valves, as applicable. Depths, material specifications, and sizes of pipes, valves, and fittings are indicated on the Record Drawings. Lot numbers, street names, locations of easements, property boundaries, etc. are shown on the Record Drawings and are consistent with the approved Recorded Plat. Horizontal dimensions and distances shown are within 0.1 foot accuracy. Vertical dimensions, elevations, and distances are within 0.1 foot accuracy.

Engineer's Signature 

Date: 05-06-25

Engineer's Typed Name: Daniel P. Kovacs

Florida P. E. Registration Number: 84168

Engineer's Firm Name: Tract Engineering

Engineer's Mailing Address:

dkovacs@tracteng.com

Engineer's Physical Address:

5137 S LAKELAND DR, SUITE 3

LAKELAND, FL 33813

Telephone Number: 863 323 1170

Fax Number:





BANANA RD PROJECT LLC  
1507 LAS PALMAS ST # SWP  
LAKELAND FL 33810 US

Account # 3688710

Due Date	Amount Due
02/26/2025	\$53.53

## Bill Summary



65 kWh @ 0.0536 \$3.49

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/29/2025

Previous Bill \$25.05

Payments/Credits/Returns since 12/30/2024 \$-0.55

Balance Forward \$24.50

**DUE BY 02/10/2025 TO AVOID DISCONNECT**

Electric Service Charges \$29.03

Total Current Charges \$29.03

**Total Amount Due by 02/26/2025 \$53.53**

Billing details located on following page(s).

## PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

Bring this barcode with you to make a payment.

Payments are recognized immediately and posted next business day.

### Retailer Instructions:

1. SCAN the customer's barcode.
2. The register will PROMPT you to enter an amount.
3. ENTER the amount the customer wants to pay.
4. COLLECT the desired cash amount (and fee, if applicable).
5. When the transaction is COMPLETE hand customer the receipt.



799366423610006371684237561385

By accepting or using this barcode to make a payment, you agree to the full terms and conditions available at [vanilladirect.com/pay/terms](http://vanilladirect.com/pay/terms). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vanilladirect.com/pay/receipt](http://vanilladirect.com/pay/receipt).

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CVS

DOLLAR GENERAL

7-Eleven

FAMILY DOLLAR

Walgreens

PRICE RITE



## Message Center

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Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.



Account #  
3688710

Due Date	Amount Due
02/26/2025	\$53.53

Disconnect Amount \$24.50 Due By 02/10/2025

\$

USD Amount Enclosed

000122 000001265



BANANA RD PROJECT LLC  
C/O ATTN: JOE TABSHE  
4912 TURNBURY WOOD DR  
TAMPA FL 33647-2056



0 0000000000005353 000000036887107 0 0000000000005353 000000036887107





BANANA RD PROJECT LLC  
8443 MADRID ST # SWP  
LAKELAND FL 33810 US

Account # 3688711

Due Date	Amount Due
02/26/2025	\$41.48

## Bill Summary



Electric \$21.24

For a more detailed explanation of rates and charges, please see reverse side.

Billing Date: 01/29/2025

Previous Bill \$20.79

Payments/Credits/Returns since 12/30/2024 \$-0.55

Balance Forward \$20.24

**DUE BY 02/10/2025 TO AVOID DISCONNECT**

Electric Service Charges \$21.24

**Total Current Charges \$21.24**

**Total Amount Due by 02/26/2025 \$41.48**

Billing details located on following page(s) ▶

## PAY YOUR LAKELAND ELECTRIC UTILITY BILL WITH CASH AT PARTICIPATING STORES

Bring this barcode with you to make a payment.

Payments are recognized immediately and posted next business day.

### Retailer Instructions:

1. **SCAN** the customer's barcode.
2. The register will **PROMPT** you to enter an amount.
3. **ENTER** the amount the customer wants to pay.
4. **COLLECT** the desired cash amount (and fee, if applicable).
5. When the transaction is **COMPLETE** hand customer the receipt.



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By accepting or using this barcode to make a payment, you agree to the full terms and conditions available at [vsnlakedirect.com/pay/term](http://vsnlakedirect.com/pay/term). After successful payment using this barcode, you may retrieve your full detailed e-receipt at [vsnlakedirect.com/pay/ereceipt](http://vsnlakedirect.com/pay/ereceipt).

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CVS  
DOLLAR GENERAL

7-Eleven  
FAMILY DOLLAR

Walgreens  
WALMART STORES

Walmart  
WALMART STORES

## Message Center

Please return this stub along with your payment and note the account number on your check or money order to ensure proper credit to your account.

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Account #  
3688711

Due Date	Amount Due
02/26/2025	\$41.48

Disconnect Amount \$20.24 Due By 02/10/2025

\$ 

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USD Amount Enclosed

000121 000001265



BANANA RD PROJECT LLC  
C/O ATTN: JOE TABSHE  
4912 TURNBURY WOOD DR  
TAMPA FL 33647-2056



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**CHAPTER 5**

**WASTEWATER**

**Section 550-J**

**Wastewater System Schedule of Values**

Date: 5/21/2025

Contractor: QGS Development, Inc.

Project: Banana Rd

PCU Project No.: LDRES-2021-93

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long				
2	Single Service, Short	32		\$ 1,025.95	\$ 32,830.40
3	Double Service, Long				
4	Double Service, Short	59		\$ 1,697.35	\$ 100,143.65
5	8" PVC, SDR-26, 0'-6' deep				
6	8" PVC, SDR-26, 6'-8' deep	864		\$ 38.54	\$ 33,298.56
7	8" PVC, SDR-26, 8'-10' deep	651		\$ 39.81	\$ 25,916.31
8	8" PVC, SDR-26, 10'-12' deep	1963		\$ 43.04	\$ 84,487.52
9	8" PVC, SDR-26, 12'-14' deep	355		\$ 44.79	\$ 15,900.45
10	8" PVC, SDR-26, 14'-16' deep	57		\$ 61.45	\$ 3,502.65
11	10" PVC, SDR-26, 0'-6' deep				
12	10" PVC, SDR-26, 6'-8' deep				
13	10" PVC, SDR-26, 8'-10' deep				
14	10" PVC, SDR-26, 10'-12' deep				
15	10" PVC, SDR-26, 12'-14' deep				
16	10" PVC, SDR-26, 14'-16' deep				
17	12" PVC, SDR-26, 0'-6' deep				
18	12" PVC, SDR-26, 6'-8' deep				
19	12" PVC, SDR-26, 8'-10' deep				
20	12" PVC, SDR-26, 10'-12' deep				
21	12" PVC, SDR-26, 12'-14' deep				
22	12" PVC, SDR-26, 14'-16' deep				
23	15" PVC, SDR-26, 0'-6' deep				
24	15" PVC, SDR-26, 6'-8' deep				
25	15" PVC, SDR-26, 8'-10' deep				
26	15" PVC, SDR-26, 10'-12' deep				
27	15" PVC, SDR-26, 12'-14' deep				
28	15" PVC, SDR-26, 14'-16' deep				
29	Standard Precast Manhole with Ring and Cover, 0'-6' deep	3		\$ 5,568.94	\$ 16,706.82



**CHAPTER 5**

**WATER**

**Section 550-J**

**Wastewater System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
30	Standard Precast Manhole with Ring and Cover, 6'-8' deep	5		\$ 6,122.99	\$ 30,614.95
31	Standard Precast Manhole with Ring and Cover, 8'-10' deep	5		\$ 7,171.25	\$ 35,856.25
32	Standard Precast Manhole with Ring and Cover, 10'-12' deep	7		\$ 8,292.05	\$ 58,044.35
33	Standard Precast Manhole with Ring and Cover, 12'-14' deep				
34	Standard Precast Manhole with Ring and Cover, 14'-16' deep				
35	Pump Station, Duplex Complete	2		\$ 542,471.00	\$ 1,084,942.0
36	Pump Station, Triplex Complete				
37	Standby Generator Set				
38	Odor Control System				
39	5' MH Lined , 8-10'	1		\$ 14,808.13	\$ 14,808.13
40	5' MH Lined , 12-14'	1		\$ 17,694.39	\$ 17,694.39
41	4" PVC, AWWA C-900, DR 18, Green	1903		\$ 18.64	\$ 35,471.92
42	4' DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated	81		\$ 27.56	\$ 2,232.36
43	4" Gate Valve Assembly, Complete				
44	4" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	5		\$ 452.39	\$ 2,261.95
45	4" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	3		\$ 467.58	\$ 1,402.74
46	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	24		\$ 522.35	\$ 12,536.40
47	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
48	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
49	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
50	12" x 4" Tapping Saddle and Valve	2		\$ 7,404.84	\$ 14,809.68
51	4" HDPE				
52					

**CHAPTER 5**

**WATER**

**Section 550-J**

**Wastewater System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
53	6" PVC, AWWA C-900, DR 18, Green				
54	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
55	6" Gate Valve Assembly, Complete				
56	6" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
57	6" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
58	6" 45 Degree Bend, DI, C153 Epoxy-Lined, Bituminous Coated				
59	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
60	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
61	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
62					
63	6" HDPE				
64					
65	8" PVC, AWWA C-900, DR 18, Green				
66	8" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
67	8" Gate Valve Assembly, Complete				
68	8" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
69	8" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
70	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
71	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
72	8" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				

**CHAPTER 5**

**WATER**

**Section 550-J**

**Wastewater System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
73	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
74					
75	8" HDPE				
76					
77	10" PVC, AWWA C-900, DR 18, Green				
78	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
79	10" Gate Valve Assembly, Complete				
80	10" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
81	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
82	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
83	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
84	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
85	10" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
86					
87	10" HDPE				
88					
89	12" PVC, AWWA C-900, DR 18, Green				
90	12" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
91	12" Gate Valve Assembly, Complete				
92	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				

**CHAPTER 5**

**WATER**

**Section 550-J**

**Wastewater System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
93	12" 22 1/2 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
94	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
95	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
96	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
97	12" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
98					
99	12" HDPE				

Total Constructed Value: \$ 1,623,461.48

Reviewer:

Date:

Comments

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Date: 5/21/2025

Contractor: QGS Development, Inc.

Project: Banana Rd.

PCU Project No.: LDRES-2021-93

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long	14		\$ 814.91	\$ 11,408.74
2	Single Service, Short	12		\$ 615.93	\$ 7,391.16
3	Double Service, Long	40		\$ 1,858.16	\$ 74,326.40
4	Double Service, Short	22		\$ 1,535.82	\$ 33,788.05
5	Blow-Off Assembly, Complete				
6					
7					
8					
9					
10	4" PVC, AWWA C-900, DR 18, Purple				
11	4" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete				
13	4" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
15	4" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
16	4" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
17	4" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Purple	4013		\$ 29.30	\$ 117,580.90

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
23	6" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete	13		\$ 1,584.22	\$ 20,594.86
25	6" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	8		\$ 354.58	\$ 2,836.64
26	6" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	11		\$ 396.52	\$ 4,361.72
27	6" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated	12		\$ 455.63	\$ 5,467.56
28	6" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Epoxy-Lined, Bituminous Coated	2		\$ 539.11	\$ 1,078.22
30	6" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Purple				
35	8" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete				
37	8" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
41	8" Tee, DI, C153, Epoxy-Lined d, Bituminous Coated				
42	8" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
43					



**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
44	8" HDPE				
45					
46	10" PVC, AWWA C-900, DR 18, Purple				
47	10" DIP, Pressure Class 350 Epoxy-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
50	10" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Purple				
59	12" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				

**CHAPTER 6**

**RECLAIMED WATER**

**Section 650-F**

**RECLAIMED WATER SCHEDULE OF VALUES**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
63	12" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
65	12" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Purple				
71	16" DIP, Pressure Class 350, Epoxy-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
75	16" 45 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Epoxy-Lined, Bituminous Coated				
77	16" Tee, DI, C153, Epoxy-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Epoxy-Lined, Bituminous Coated				
79					
80	16" HDPE				

Total Constructed Value: \$

278,834.25

Reviewer:

Date:

Comments

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Date: 5/21/2025

Contractor: QGS Development, Inc.

Project: Banana Rd

PCU Project No.: LDRES-2021-93

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
1	Single Service, Long	6		821.40	4,928.40
2	Single Service, Short	26		627.63	16,318.38
3	Double Service, Long	26		1,880.36	48,889.36
4	Double Service, Short	33		1,544.12	50,955.96
5	Blow-Off Assembly, Complete	4		2,928.49	11,713.96
6	Fire Hydrant Assembly, Complete Including Branch Valve	10		7,590.40	75,904.00
7					
8					
9					
10	4" PVC, AWWA C-900, DR 18, Blue	877		17.04	14,944.08
11	4" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
12	4" Gate Valve Assembly, Complete	4		1,293.05	5,172.20
13	4" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
14	4" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	8		220.42	1,763.36
15	4" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	4		376.38	1,505.52
16	4" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
17	4" Tee, CI, C153, Cement-Lined, Bituminous Coated				
18	4" Cross, DI, C153, Cement-Lined, Bituminous Coated				
19					
20	4" HDPE				
21					
22	6" PVC, AWWA C-900, DR 18, Blue				
23	6" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
24	6" Gate Valve Assembly, Complete				

## CHAPTER 4

## WATER

## Section 450-I

### Water System Schedule of Values

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
25	6" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
26	6" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
27	6" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
28	6" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
29	6" Tee, DI, C153, Cement-Lined, Bituminous Coated				
30	6" Cross, DI, C153, Cement-Lined, Bituminous Coated				
31					
32	6" HDPE				
33					
34	8" PVC, AWWA C-900, DR 18, Blue	3,451		41.49	143,181.99
35	8" DIP, Pressure Class 350 Cement-Lined, Bituminous Coated				
36	8" Gate Valve Assembly, Complete	6		2,278.44	13,668.00
37	8" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
38	8" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
39	8" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
40	8" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated	1		2,807.43	2,807.43
41	8" Tee, DI, C153, Cement-Lined, Bituminous Coated				
42	8" Cross, DI, C153, Cement-Lined, Bituminous Coated				
43	8" x 4" Reducer Tee	1		14,222.16	14,222.16
44	8" HDPE	111		216.96	24,082.56
45					
46	10" PVC, AWWA C-900, DR 18, Blue				
47	10" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
48	10" Gate Valve Assembly, Complete				
49	10" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
50	10" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
51	10" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
52	10" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
53	10" Tee, DI, C153, Cement-Lined, Bituminous Coated				
54	10" Cross, DI, C153, Cement-Lined, Bituminous Coated				
55					
56	10" HDPE				
57					
58	12" PVC, AWWA C-900, DR 18, Blue				
59	12" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
60	12" Gate Valve Assembly, Complete				
61	12" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
62	12" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
63	12" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
64	12" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
65	12" Tee, DI, C153 Cement-Lined, Bituminous Coated				
66	12" Cross, DI, C153, Cement-Lined, Bituminous Coated				
67					
68	12" HDPE				
69					
70	16" PVC, AWWA C-905, DR 25, Blue				
71	16" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
72	16" Gate Valve Assembly, Complete				
73	16" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
74	16" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				

**CHAPTER 4**

**WATER**

**Section 450-I**

**Water System Schedule of Values**

Item No.	Item Description	Qty.	Unit	Unit Cost (\$)	Extended Cost (\$)
75	16" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
76	16" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
77	16" Tee, DI, C153 Cement-Lined, Bituminous Coated				
78	16" Cross, DI, C153, Cement-Lined, Bituminous Coated				
79					
80	16" HDPE				
81					
82					
83					
84	18" PVC, AWWA C-905, DR 25, Blue				
85	18" DIP, Pressure Class 350, Cement-Lined, Bituminous Coated				
86	18" Gate Valve Assembly, Complete				
87	18" 11 ¼ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
88	18" 22 ½ Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
89	18" 45 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
90	18" 90 Degree Bend, DI, C153, Cement-Lined, Bituminous Coated				
91	18" Tee, DI, C153 Cement-Lined, Bituminous Coated				
92	18" Cross, DI, C153, Cement-Lined, Bituminous Coated				
93					
94	18" HDPE				
95					
96					
97					

Total Constructed Value: \$

430,057.36

Reviewer:

Date:

Comments





**Date:** 06/10/25

**To:** Polk County Land Development Division

**Subject:** Cost Summary for Utilities to Be Dedicated to Polk County

**Project:** Banana Road

**Polk County Project No.:** LDRES-2021-93

To Whom It May Concern,

This letter serves to certify the estimated construction costs of the utilities to be dedicated to Polk County for the above-referenced project. The cost breakdown is as follows:

**Reclaim Water: \$278,834.25**

**Waste Water: \$1,623,461.48**

**Sewer: \$430,057.36**

**Total: \$2,332,353.09**

**10% Surety Amount: \$233,235.31**

These values are based on approved construction plans and current cost estimates for public utility infrastructure intended for County ownership.

Please feel free to contact us should you have any questions or require additional information.

Sincerely,

A circular professional engineer seal for Daniel P. Kovacs, R.E., License No. 84168, State of Florida. The seal is partially obscured by a handwritten signature. Below the seal, the text reads: Daniel P. Kovacs, R.E.  
Professional Engineer  
Tract Engineering  
061025